

	A	B	C	D	E	F	G	H	I	J	K	L	
1	Comparison of Residential Diversity Standards & Design Guidelines of Municipalities												
2	USED TO ACHIEVE CREATIVITY, DIVERSITY AND DESIGN INNOVATION AND TO AVOID SAMENESS												
3													
4	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK	
5	RESIDENTIAL ZONING DISTRICTS	Rural-Agricultural - RA General Rural - GR Single-Family Low Density—RS-1 (12,000 sf lot min.) Single-Family Medium Density—RS-2 (10,000 sf lot min.) Multiple Residence—RM High Density - RH Manufactured Home Park—RMHP	Rural-Agricultural - RA General Rural - GR Single-Family Low Density—RS-1 (18,000 sf lot min.) Single-Family Medium/Low Density—RS-2 (12,000 sf lot min.) Single-Family Medium Density—RS-3 (9,000 sf lot min.) Single-Family Medium Density—RS-4 (7,000 sf lot min.) Single-Family Medium Density—RS-5 (5,000 sf lot min.) allowing up to 25% of lots below the minimum lot size, no lot shall be less than 4,500 sf Multiple Residence—RM 6-12 du/ac High Density - RH 12-20 du/ac Manufactured Home Park—RMHP	Agricultural (AG) SF Rural Residential (SF-43) Single-Family Residential 18 (SF-18) Single-Family Residential 10 (SF-10) Single-Family Residential 6 (SF-6) Single-Family Residential 3 (SF-3) Single-Family Residential 1 (SF-1) Residential Multi-Family 1 (MF-1) Residential Multi-Family 2 (MF-2) Mobile Home/RV Park (MH)	Urban Ranch (UR) Rural Ranch (RR) 54,450 lot min Suburban Homestead (SH) Single Family (R-1) 6k- 7,000 lot min Single Family (R-1a) 4,500—5,000 min Multi-Family (R-2) Multi-Family (R-3) Mobile Home (R-4)	Agricultural District (AG-1) Single Family 33 (SF-33) - 33,000 Single Family 18 (SF-18) - 18,000 Single Family 10 (SF-10) - 10,000 Single Family 8.5 (SF-8.5) - 8,500 Medium Density Res (MF-1) max 12 DU's Multiple-Family Res (MF-2) max 18 DU's High Density Res (MF-3) max 18 DU's Mobile Home (MH)	Single Family - 43 (SF-43) -43,000 Single Family - 35 (SF-35) - 35,000 Single Family- 15 (SF-15) - 15,000 Single Family 10 (SF-10) - 10,000 Single Family 8 (SF-8) - 8,000 Single Family 7 (SF-7) - 7,000 Single Family 6 (SF-6) - 6,000 Single Family Detached (SF-D) - 3,000 Single Family Attached (SF-A) - 2,000 Multi-Family/Low Density (MF/L) - 8-14 DU's Multi-Family/Medium Density (MF/M) - 14- 25 DU's	AG Agricultural AP Agricultural Preservation AU Agricultural/Urban R1-10 Single Family Residential R1-7 Single Family Residential R1-6 Single Family Residential R2 Two Family Residential MF-18 Multi-Family Residential MHS Manufactured Home Subdivision MH/RVP Manufactured Home Park or Recreational Vehicle Park	AG Agricultural RS-6, 7, 9, 15, 35, 43, and 90 (Residential Single Dwelling Districts 6, 7, 9, 15, 35, 43, and 90) RSL-2.5, 3, and 4 (Residential Small Lot Single Dwelling: Districts 2.5, 3, and 4) RM-2, 3, 4, and (Residential Multiple Dwelling Districts 2, 3, 4, and 5)	Single Family Districts: R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, AND R1-6 Multi-Family Residential Districts:RM-1;RMH-1 Mobile Home Subdivision District; RMH-2 Recreational Vehicle Resort District	Suburban S-1 District—Ranch or Farm Suburban S-2 District—Ranch or Farm Residential Estate RE-43 District RE-24 District R1-14 District—One-Family Residence. RE-35 Single-Family Residence District. R1-18 Single-Family Residence District. R1-10 Single-Family Residence District. R1-8 Single-Family Residence District. R1-6 Single-Family Residence District. R-2 Multiple-Family Residence District. R-3 Multiple-Family Residence District. R-3A Multiple-Family Residence District. R-4 Multiple-Family Residence District. R-5 Multiple-Family Residence District. R-4A District—Multifamily Residence	Agricultural One (A-1) Rural Development (R1-190) Rural Development (R1-145) Rural Development (R1-108) General Rural (R1-108) Rural Estate (R1-43) Suburban Res.1 Type A (R1-35) Suburban Res.1 Type B (R1-18) Suburban Dev.1 Type B (R1-15) Suburban Dev. Type B (R1-12) Urban Dev.1 Type A (R1-9) Urban Dev. Type A (R1-8) Urban Dev.1 Type A (R1-7) Urban Dev. Type A (R1-6) Urban Dev.1 (R1-5) Urban Dev.1 (R1-4) Urban Dev.1 Type B - Townhouse (R-2) Urban Dev. Type B - Multi-Family (R-2)	
6	IN ZONING CODE OR SEPARATE GUIDELINES OR STANDARDS FROM ZONING CODE	IN ZONING CODE	GUIDELINES - NOT IN ZONING CODE	IN ZONING CODE ARTICLE 5	ADDED TO ZONING CODE IN 2003 - IN SEPARATE SECTION CALLED "RESIDENTIAL DESIGN STANDARDS FOR PLANNED AREA DEVELOPMENTS" NO ILLUSTRATIONS PROVIDED.	NOT IN ZONING CODE - IN DEVELOPMENT MANUAL UNDER SECTION 4. PLANNING POLICIES, ITEM 3. "RESIDENTIAL DEVELOPMENT STANDARDS" ALSO REFERRED TO AS GUIDELINES. GRAPHICS AND PICTURES ARE PROVIDED TO FURTHER EXPLAIN THE INTENT	NOT IN ZONING CODE - IN RESIDENTIAL DESIGN AND DEVELOPMENT GUIDELINES - GILBERT ALSO HAS GUIDELINES FOR MEDIUM HIGH DENSITY DEVELOPMETN (4-8 UN/AC)	SEPARATE DOCUMENT	IN ZONING CODE & SEPARATE AND DEVELOPED FOR SPECIFIC PLANNING AREAS	NOT IN ZONING CODE - IN DESIGN REVIEW MANUAL - CALLED DESIGN PRINCIPLES AND GUIDELINES (see also attached chapter 1 Administration)	CURRENTLY IN ZONING CODE BUT PHOENIX DEVELOPMENT ADVISORY BOARD IN THE PROCESS OF REMOVING FROM CODE AND CREATING DESIGN REVIEW GUIDELINES	IN ZONING CODE	
7	PAD'S (DISTRICT OR OVERLAY)	CURRENTLY - PAD OVERLAY PROPOSED - PAD DISTRICT	PROPOSED PAD. ZONING DISTRICT TO UTILIZE BASE DISTRICTS. PAD'S MAY PROPOSE ENTIRELY INDEPENDENT CODE OF REGULATIONS OR MODIFY/HYBRID EXISTING DISTRICT REGULATIONS WITH NEW REGULATIONS	ALL DEVELOPMENT	PAD ZONE DISTRICT	ALLOWS PAD. CAN EITHER BE A DISTRICT OR AN OVERLAY	PAD OVERLAY DISTRICT	ALL		PLANNED AREA DEVELOPMENT (PAD) DISTRICT (10 TO 600 ACRES) AND PLANNED COMMUNITY (PC) DISTRICT 600 ACRES OR MORE	PHOENIX HAS NOT HAD A PAD DISTRICT SINCE SEPT. 1982. IT NOW HAS A PLANNED COMMUNITY (PC) DISTRICT, WHICH IS VERY SIMILAR TO THE PAD. DEVIATION FROM BASELINE CONVENTIONAL RESIDENTIAL STANDARDS IN THE R1-10 THRU R-5 ZONE DISTRICTS REQUIRES APPLICATION OF THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION & THE ASSOCIATED RESIDENTIAL DESIGN GUIDELINES	ALL DEVELOPMENT	
8	APPLICABLE TO SUBDIVISION LAYOUT & DESIGN AND/OR HOME ARCHITECTURE	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	BOTH	
9	MANDATORY REQUIREMENTS (YES/NO)	YES	YES - MINIMUM CRITERIA AND SOME ENCOURAGED. ALTERNATIVE EQUIVELANT MAY BE APPROVED BY ZA	YES	YES - SOME	YES - SOME	YES-SOME	YES - SOME	YES	YES-SOME	YES - THERE ARE MANDATORY AND OPTIONAL CRITERIA.	YES	
10	GUIDELINES OR OPTIONAL CRITERIA LIST (YES/NO)	ALL REQUIRED	GUIDELINES	NO	YES - DIVERSITY CRITERIA LIST TO CHOOSE FROM	YES - OPTIONAL DIVERSITY ELEMENTS LIST TO CHOOSE FROM	GUIDELINES	NO	NO	GUIDELINES	"R" REQUIREMENTS- GUIDELINES THAT ARE NOT DISCRETIONARY AND CONTAIN THE WORDS 'MUST' AND 'SHALL'. "P" PRESUMPTIONS - GUIDELINES THAT NORMALLY CONTAIN THE WORD 'SHOULD'. "C" CONSIDERATIONS- CONCEPTS AND ELEMENTS THAT SHOULD BE CONSIDERED AND ARE ENCOURAGED. A PROJECT MUST DEMONSTRATE THAT THE PRESUMPTIVE ELEMENTS HAVE BEEN INCORPORATED OR OVERCOME BY AN ALTERNATE METHOD OR ELEMENT THAT ACHIEVES THE INTENT OR DEMONSTRATION THAT THE UNDERLYING DESIGN PRINCIPLES WILL NOT BE FURHTERED BY THE PRESUMPTION BECAUSE OF A SPECIFIC INSTANCE.	MANDATORY WITH SOME OPTIONS	
11	COMBINATION OF REQUIREMENTS & OPTIONAL CRITERIA OR GUIDELINES	REQUIREMENTS ONLY	HAVE MINIMUM REQUIREMENTS AND OPTIONAL OR ENCOURAGED WITH FLEXIBILITY TO CONSIDER ALTERNATIVE PROPOSALS BY APPLICANT	NO	BOTH	BOTH	REQUIREMENTS AND ENCOURAGED ELEMENTS	BOTH		REQUIREMENTS AND ENCOURAGED ELEMENTS	REQUIREMENTS "R" & "R" AND PRESUMPTIONS "P" ARE INCLUDED IN THE MANDATORY/REQUIRED SECTION OF THIS MATRIX. CONSIDERATION "C " ARE INCLUDED IN THE OPTIONAL/ENCOURAGED SECTION OF THIS MATRIX.	YES	
12	EXCEPTIONS		EXISTING HOMES & APPROVED STANDARD PLANS PRIOR TO ADOPTION OF THIS ORDINANCE. REMODELS OF >50% OF VALUE	ALTERNATIVE EQUIVEALENT COMPLIANCE OPTION	YES - INFILL AREAS, REDEVELOPMENT AREAS, UNIQUE, INNOVATIVE DEVELOPMENT & LOTS 1.25 ACRES OR LARGER ARE EXEMPT.	YES - DEVELOPMENT PROVIDING UNIQUE INNOVATIVE DIVERSITY, LOWER COST HOUSING, RETIREMENT HOUSING & SPECIFIC INFILL PROJECTS & LARGE LOTS 12,000 SQ FT OR GREATER.	YES - 35,000 SF LOTS OR LARGER	CAN BE CONSIDERED		YES	YES LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT.	NOT REALLY	
13	INCENTIVES OR BONUSES (YES/NO)	NONE	ZA MAY CONSIDER CONSIDER ALTERNATIVE PROPOSALS BY APPLICANT	NO	OPTIONS TO CHOOSE FROM	OPTIONS TO CHOOSE FROM	NO	NO	NO	NO	NO INCENTIVES BUT THERE IS FLEXIBILITY. ALL 'SHOULD' ELEMENTS ARE REQ'D, EXCEPT THAT ALTERNATE MEASURES THAT MEET OR EXCEED THE INTENT OF THE GUIDELINE MAY BE CONSIDERED. GUIDELINES USING THE WORDS ENCOURAGED, DISCOURAGES O PROMOTE ARE DESIRABLE BUT NOT MANDATORY.	YES - ADDITIONAL DENSITY MAY BE GRANTED FOR PROVIDING SPECIFIC SITE ENHANCEMENTS - FOR SINGLE FAMILY DETACHED 0.1 DU/AC MAY BE ACHIEVED FOR EACH 10 BONUS POINTS EARNED UP THE MAX. LISTED IN THE TABLE A OF ZONE DISTRICTS R1-6 THRU R1-10. SEE ATTACHED BONUS POINTS LIST.	NO

	A	B	C	D	E	F	G	H	I	J	K	L
	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK
4												
	ARE DIVERSITY ELEMENTS REVIEWED BY STAFF OR DESIGN REVIEW BOARD	STAFF	STAFF WITH APPEAL TO ?	STAFF	REVIEWED AND APPROVED FOR COMPLIANCE ADMINISTRATIVELY BY STAFF PRIOR TO COUNCIL APPROVAL.	REVIEWED AND APPROVED FOR COMPLIANCE ADMINISTRATIVELY BY STAFF PRIOR TO COUNCIL APPROVAL. CITY COUNCIL MAY CONSIDER DEPARTURES FROM GUIDELINES BASED ON PARTICULAR CIRCUMSTANCES, SEE EXCEPTIONS ABOVE.	MONUMENTATION DESIGN, LANDSCAPE BUFFERZONE, PERIMETER WALL DESIGN AND OPEN SPACE PROGRAM FOR ALL RESIDENTIAL SUBDIVISION SHALL BE REVIEWED BY THE DESIGN REVIEW BOARD PRIOR TO COUNCIL'S APPROVAL OF THE PRELIMINARY PLAT.	STAFF	DRB	CONFORMANCE WITH GUIDELINES FOR SUBDIVISION / LOT LAYOUT DESIGN AND ARCHITECTURAL FORM AND DIVERSITY ARE REVIEWED AND APPROVED ADMINISTRATIVELY BY STAFF. HOWEVER, THERE IS A 'DESIGN REVIEW APPEALS BOARD' FOR APPEALS TO STAFF DECISIONS (ALL MEMBERS ARE NON-CITY STAFF W/ 4 MEMBERS W/ APPROPRIATE PROFESSIONAL BACKGROUNDS, 1 PRIVATE CITIZEN WHO IS A RESIDENT OF PEORIA & 1 ALTERNATE MEMBER) , THERE IS ALSO A 'DESIGN STANDARDS ADVISORY BOARD' THAT FUNCTIONS AS AN ADVISORY BODY CONCERNING UPDATES AND AMENDMENTS TO THE PEORIA DESIGN PRINCIPALS AND GUIDELINES. THE ADVISORY BOARD CONSISTS OF 5 MEMBERS APPOINTED BY THE MAYOR W/ APPROVAL BY CITY COUNCIL. (Note from Linda - I like the balance that is created by the Appeals Board and the adaptability created by the Advisory Board.)	TWO APPEALS PROCESSES - DESIGN REVIEW COMMITTEE AND THE DEVELOPMENT ADVISORY BOARD. THE REQUIRED GUIDELINES W/ AN 'R' BECAUSE OF THEIR DESIGN-RELATED NATURE AND PRESUMPTIVE (P) GUIDELINES ARE APPEALABLE TO THE DESIGN REVIEW COMMITTEE. THOSE GUIDELINES W/ AN 'R' ARE TECHNICAL REQUIREMENTS AND ARE APPEALABLE FIRST TO THE CITY MANAGER'S REPRESENTATIVE AND IF NECESSARY SECONDLY TO THE DEVELOPMENT ADVISORY BOARD.	
14												
15	SMALL LOT AND/OR MF RESIDENTIAL GUIDELINES		YES, CLUSTER GUIDELINES	YES	MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENTS SHALL DEMONSTRATE THE INTENT OF THE RESIDENTIAL DESIGN STANDARDS IN THE SITE DESIGN & ARCHITECTURE OF MF DEVELOPMENT.			YES	YES	PEORIA HAS MULTI-FAMILY DESIGN STANDARDS AND GUIDELINES, SEE ATTACHED.	PHOENIX HAS SMALL LOT 'AUTO- CLUSTER' GUIDELINES, SEE BELOW UNDER SMALL LOT. PHOENIX ALSO HAS CITY WIDE DESIGN GUIDELINES, MANY OF WHICH ARE NOT APPLICABLE TO MARICOPA	YES
16	- REQUIRED ELEMENTS FOR DIVERSITY											
17												
18	SINGLE-FAMILY - MINIMUM SIZE OF LOT AND / OR CRITERIA FOR APPROPRIATE MIX OF LOT SIZES	IN LARGE PADS OVER 500 LOTS, AT LEAST 20% LARGER (& GREATER SETBACKS & LOT STANDARDS) THAN THE MEDIAN SIZE LOT IN THE PAD AND 10% OF THE LOTS/UNITS SHALL BE ATTACHED UNITS OR PROVIDE VARIATION SUCH AS PATIO HOMES & CLUSTER UNITS. THE 10% CAN ALSO BE MET IF 10% OF LOTS ARE UNDER 6,000# & PROVIDE SIGNIFICANT ARCH. DETAILING, SIDE ENTRY GARAGES, ZERO LOT LINE OR ALLEY ACCESS FOR GARAGES.	REFER TO EXISTING SUBDIVISION ORDINANCE 14-5-5, OR PROPOSE ALTERNATIVE EQUIVALENT OPTION. PROVIDE EXAMPLES OF VARIATIONS ENCOURAGED, SUCH AS CURRENTLY PROPOSED. REMOVE #OF LOTS REFERENCED AND %'S	MAKE LOTS WITH VARIED WIDTH ON SAME STREETS. WHERE LOTS ARE PROPOSED <60', ALLEY LOAD SHOULD BE PROVIDED...	MIN SIZE LOT 6,000# W/ 55' MIN WIDTH, FOR EVERY LOT LESS THAN 7,000# MUST PROVIDE AN EQUAL NUMBER OF LOTS AT 8,000# OR GREATER.	AVG SIZE FOR ALL LOTS WITHIN ANY PHASE OF THE DEVELOPMENT IS 7500#. NOT MORE THAN 20% OF LOTS SHALL BE LESS THAN 7000# AND FOR EVERY LOT LESS THAN 7000# THE SAME NUMBER OF LOTS OVER 10,000# IS REQ'D. IF ANY PARCEL IN THE PAD HAS LOTS LESS THAN 7000# ALL OF THE SUBDIVISION DIVERSITY ELEMENTS ARE REQ'D. IF ALL LOTS ARE AT LEAST 7000# BUT DO NOT EXCEED 10,000#, ALL 8 STANDARD DIVERSITY ELEMENTS ARE REQ'D AND AT LEAST 10 POINTS FROM OPTIONAL DIVERSITY ELEMENTS ARE REQ'D. IF ALL OF THE LOTS ARE 10,000# AND GREATER THEN NONE OF THE DIVERSITY STANDARDS ARE REQ'D. IF ALL OF THE LOTS ARE 12,000# AND GREATER NONE OF THE DIVERSITY STANDARDS ARE REQ'D AND DEVELOPER MAY APPLY INCENTIVE STANDARDS FOR LARGE LOT DEVELOPMENT	LOTS LESS THAN 7,000 SF SHALL NOT EXCEED 20% OF LOTS IN THE SUBDIVISION AND THE AVG. LOT SIZE IN A PAD SHALL NOT BE LESS THAT 7500 SF. NO OTHER SINGLE RANGE OF LOTS SIZES SHALL EXCEED 40% OF THE TOTAL COUNT OF LOTS. RANGES OF LOTS SHALL EXHIBIT DISTINCT LOT SIZES (DISTINCT MEANING A VARIATION OF 2000 SF FROM THE MINIMUM LOT SIZE BETWEEN R1-5 AND R1-7 DISTRICTS, AND 1000 SF THEREAFTER.				SINGLE-FAMILY DETACHED DEVELOPMENTS WHERE 10% OR MORE OF THE LOTS ARE EQUAL TO OR LESS THAN 65 FEET IN WIDTH SHALL INCORPORATE THE DESIGN GUIDELINES. GUIDELINES ARE PROVIDED FOR 3 HOUSE WIDTH CATEGORIES - HOUSE WIDTH 40 FEET OR LESS, HOUSE WIDTH 41 TO 50 FEET, AND HOUSE WIDTH GREATER THAN 50 TO 59 FEET. EACH OF THE HOUSE WIDTH CATEGORIES HAVE REQUIRED 'R' AND 'R'' ELEMENTS, AS WELL AS OPTIONAL ELEMENTS THAT THE APPLICANT CAN SELECT FROM. MIN. LOT WIDTH FOR R1-6 THRU R1-10 UNDER THE PRD OPTION IS 45'.	
19	2-STORY HOME ADDTL. REQMTS.	2-STORY HOMES ON CORNER LOT REQUIRE WINDOWS ON WALL FACING SIDE YARD & 2ND STORY WALL NO MORE THAN 20' W/O WINDOW OR AT LEAST 1' DEPTH PROJECTION, OFFSET OR RECESS.	KEEP AS PROPOSED		NO MULTI-STORY HOME ON CORNER OR END LOTS & NO MULTI-STORY HOMES ADJACENT TO EXISTING ONE-STORY HOMES.	4. 2 STORY HOME MIN 30' REAR YARD REQ'D PATIO CAN EXTEND 10' INTO 30'SETBACK					2 STORY HOMES IN R1-6 THRU R1-10 RESIDENTIAL DISTRICTS REQUIRE 20' REAR YARD SETBACK (SINGLE STORY IS 15') AND 15' SIDE YARD.	
20	PEDESTRIAN CIRCULATION AND LINKAGE		PROVIDE FOR MULTI-FAMILY, COMMERCIAL AS PROPOSED. SUBDIVISION CODE ADDRESSES SF SUBDIVISIONS				PROVIDE CROSS EASEMENTS TO TIE INTO, EXTEND EXISTING OR CREATE NEW BICYCLE/PEDESTRIAN LINKAGES AND TRAILS.			PEDESTRIAN CONNECTIONS SHOULD BE ESTABLISHED THROUGHOUT THE COMMUNITY, ESPECIALLY AT THE ENDS OF CUL-DE-SACS AND ALONG ROUTES TO PARKS, SCHOOLS AND SERVICES.	PEDESTRIAN CONNECTIONS TO AN EXISTING TRAIL PARALLELING A SUBDIVISION EDGE SHOULD OCCUR AT MAX. DISTANCE OF 800 FEET "P".	
21	CORNER LOT AND SIDE YARD SETBACKS		SUBDIVISION WHERE AVG LOT SIZE IS <10,000 SF SHALL PROVIDE MIN 10' LANDSCAPE TRACT AT INTERIOR BLOCK ENDS.				PROVIDE MIN. 10 FOOT WIDE LANDSCAPED TRACT ON THE SIDE OF CORNER LOTS. PROVIDE A MIN. 15 FOOT SIDEYARD SETBACK, EXCLUSIVE OF LANDSCAPE EASEMENTS OR TRACTS, WHERE LOTS SIDE ONTO AN ARTERIAL STREET COMMERCIAL OR INDUSTRIAL USE.					
22	FRONT YARD STAGGERED SETBACKS		ON LOT WIDTHS LESS THAN OR EQUAL TO 69 FEET: VARY BUILDING'S RELATIONSHIP TO THE STREET BY STAGGERING FRONT SETBACK BY A MIN. OF 5 FEET FOR 25% OF BLOCK FACE OR BY PROVIDING CURVILINEAR OR ANGLED STREET. LOTS GREATER THAN 69 FEET IN WIDTH ARE EXEMPT.	Notwithstanding the minimum front setback requirements required in Article 4, Dimensional Standards, for the zoning district in which the property is located, the applicant shall use a contextual front setback when existing front setbacks on the same block are less than that required by the underlying zoning. In such circumstance, the front setback for the proposed development shall equal the average of the existing front setbacks on the same and facing block faces. Only lots with similar uses to that proposed shall be included in the average, and vacant lots shall be included using the underlying district standard.			FOR MEDIUM DENSITY SUBDIVISIONS - FRONT YARD SETBACKS SHALL BE STAGGERED, SUCH THAT NO MORE THAN 2 ADJACENT LOTS HAVE THE SAME SETBACK. FRONT YARD SETBACKS SHOULD VARY FROM 20 TO 25 FEET WITH A MIN. 3 FOOT VARIATION BTWN ANY ADJACENT LOT. NO FRONT YARD SETBACK SHALL BE LESS THAN 20 FEET FROM THE PROPERTY LINE.				ON HOUSE WIDTHS LESS THAN OR EQUAL TO 59 FEET IN WIDTH VARY BUILDING'S RELATIONSHIP TO THE STREET BY STAGGERING FRONT SETBACK BY A MIN. OF 5 FEET FOR 25% OF BLOCK FACE OR BY PROVIDING CURVILINEAR OR ANGLED STREET "R". LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT.	
23												

	A	B	C	D	E	F	G	H	I	J	K	L
	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK
4												
22	OPEN SPACE		ADD PERCENTAGE OF USEABLE OPEN SPACE FOR MULTI-FAMILY DEVELOPMENT		15% OPEN SPACE ON SF RESIDENTIAL PORTION OF PAD, 50% OF OPEN SPACE DEVELOPED AS ACTIVE/PASSIVE/USEABLE, TURFED RETENTION ALLOWED TO COUNT TOWARD USEABLE OS. IF GOLF COURSE 20% OS REQUIRED W/ 60% COUNTED TOWARD GOLF. ACCESS TO OS W/IN 1000' OF EACH HOME		PRELIMINARY PLAT OF 20 ACRES OR MORE SHOULD BE ACCOMPANIED BY AN OPEN SPACE PROGRAM. DESIGN VIEW CORRIDORS, LOCATE OPEN SPACE TO BE VISUALLY AND/OR PHYSICALLY USEABLE, ACCESSIBLE AND SAFE. DESIGN OPEN SPACE FOR A WIDE VARIETY OF ACTIVITIES FOR ALL AGES, SUCH AS WALKING, SPORTS, NEIGHBORHOOD EVENTS, ETC. PROVIDE ADEQUATE PASSIVE AND ACTIVE OS - EXCEPT FOR 20,000 SF LOTS OR GREATER, 10% OS. IF MIN 10% NOT PROVIDED, ALL LOTS SIZES MUST BE INCREASED BY AT LEAST 15% OVER THE AREA REQD. BY THE ZONE DISTRICT. OS PROVIDED BY INDIVIDUAL LOTS 20,000 SF OR GREATER MAY BE COUNTED TOWARD 10% REQMT.	Provide open space as an integral feature and include in the framework of all new development. (b) Prominent open space features such as existing natural desert areas, washes, river corridors, critical wildlife habitat, and other similar features should, whenever possible, be preserved and/or integrated into neighborhood parks, trails, and greenbelt amenities. (c) The design of improved open space should recognize and incorporate views, climate, solar angles, and the nature of outdoor activities, which could occur in conjunction with the project. (d) All open space areas shall incorporate pedestrian connections to adjoining residential uses, public rights-of-way, commercial projects, schools and other compatible land use facilities.		USEABLE OPEN SPACE (UOS) BASED ON LOT SIZE - LOTS LESS THAN 10,000 SF = UOS MIN. 9% OF GROSS PROJECT AREA - LOTS 10,000 TO 18,000 SF = UOS 7% OF GROSS PROJECT AREA - LOTS EXCEEDING 18,000 SF = 5% OF GROSS PROJECT AREA. IF DEVELOPMENT INCLUDES A MIXTURE OF LOTS SIZES, THE PERCENTAGE OF UOS REQUIRED SHALL BE BASED ON THE PERCENTAGE OF LOTS IN EACH LOT SIZE CATEGORY. USEABLE OPEN SPACE INCLUDES BUT IS NOT LIMITED TO: 1) PARK OR RECREATION AREAS, 2) EQUESTRIAN, HIKING & MULTI-USE TRAILS, A 20 FOOT WIDE CORRIDOR MAY BE CALCULATED IN THE PERCENTAGE OS, PROVIDED THE CORRIDOR IS IMPROVED W/ LANDSCAPING & PEDESTRIAN AMENITIES, SUCH AS BENCHES, 3) RESERVED OR DEDICATED HILLSIDE PRESERVES, 4)GOLF COURSES (AREA NOT TO COUNT MORE THAN 50% TOWARD UOS REQMT., 5) ACTIVE AMENITIES SUCH AS RECQUET BALL, SPORT COURTS OR FIELDS & SUBSTANTIAL TURFED AREAS, 6)COMMON POOLS, SPAS AND RECREATION CENTERS, 7) PASSIV E AMENITIES SUCH AS TURFED AREAS, RAMADAS, BAROB-Q AREAS, BENCH SEATING, 8)RETENTION BASINS AND FLOODWAY AREAS WHEN IMPROVED W/ ACTIVE OR PASSVE AMENITIES	LARGE OPEN SPACE AND RETENTION AREAS (GENERALLY GREATER THAN 10,000SF) SHOULD BE IMPROVED TO INCLUDE ACTIVE AND PASSIVE AMENITIES (TOT LOTS, RAMADAS, TENNIS COURT, BAR-B-Q'S, LARGE SEATING AREAS, LANDSCAPING, ETC. "P" COMMON OPEN SPACE MAY QUALIFY FOR REQUIRED OPEN SPACE IF IT HAS A MIN. AREA OF 1000 SF OF LEVEL BOTTOM W/ MAX. SIDE SLOPE OF 4:1 AND IS PROPERLY LANDSCAPED AS USABLE OPEN SPACE (MIN. 50% VEGETATION). "P" USABLE OPEN SPACE SHOULD BE INCORPORATE SHADING THROUGH THE USE OF STRUCTURES THAT PROVIDE SHADING, LANDSCPING OR A COMBINATION OF THE TWO UNLESS OTHERWISE PROHIBITED BY SITE SPECIFIC TRIANGLES OR OTHER TECHNICAL CONSTRAINTS. "P" 2 DENSITY BONUS PTS ARE EARNED FOR EACH 1% OF ADDTL COMMON AREA PROVIDED. 10 DENSITY BONUS PTS PER FEATURE ARE EARNED BY PROVIDING A MAJOR PRIVATE RECREATIONAL AMENITIES AND 5 DENSITY BONUS PTS PER FEATURE ARE EARNED BY PROVIDING A BIKEPATH OR MULTI-USE TRAIL THAT PROVIDES AN INTERNAL LINKAGE W/IN DEVELOPMETN AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE.	
23	OPEN SPACE TRACT MIN. DIMENSIONS		KEEP EXISTING 20' DIAMETER REQUIREMENT FOR MULTI-FAMILY				TRACTS LESS THAN 50 FEET BETWEEN LOTS SHALL BE AVOIDED, UNLESS PEDESTRIAN CONNECTIONS, LOW LEVEL LIGHTING, VIEW FENCING OR A COMBINATION THEREOF ARE PROVIDED.					
24	RETENTION BASINS		KEEP EXISTING RESTRICION FOR RETENTION IN FRONT AND STREETSIDE SETBACK. ALLOW ALTERNATIVE EQUIVALENT CONSIDERATION			5. PROVIDE IRREGULAR SHAPED RETENTION DESIGN AND 6. USE RETENTION BASINS AT MIN 4:1 SIDE SLOPE AND AREASTO BE USEABLE, RAISE AREAS SO NOT INUNDATED BY 10 YR STORM VOLUME FOR BASKETBALL, VOLLEYBALL, TOT LOTS, ETC.		YES			RETENTION AREAS SHOULD BE INTEGRATED INTO USEABLE OPEN SPACE. "P" RETENTION BASINS ARE ALLOWED IN THE LANDSCAPE TRACTS ALONG STREETS UP TO A MAX. OF 50% OF THE TRACT AREA, THE MAX. DEPTH W/IN 20 FEET OF ROW IS 24 INCHES AND SIDE SLOPES ARE MAX. 4:1 "P".	
25	RESIDENTIAL ARCHITECTURE DIVERSITY STANDARDS OR REQUIREMENTS											
26	ELEVATION AND FLOOR PLANS	ELEVATIONS - FOR ARCH DIVERSITY - PROJECTS WITH 20 OR FEWER LOTS REQUIRE A MIN. OF 3 UNIQUE ELEVATIONS, PROJECTS OF 21 OR MORE LOTS REQUIRE A MIN. OF 4 ELEVATIONS, AT LEAST 50% OF THE HOMES MUST INCLUDE ENTRIES AND PORCHES EXTENDING ALONG A MIN. OF 50% OF THE WIDTH OF THE HOMES' FRONT FACADE, NOT COUNTING GARAGE WIDTH. PORCHES MUST HAVE MIN WIDTH OF 8' & MIN. DEPTH OF 4'. DRIVEWAYS SHALL BE PAIRED & AT LEAST 36" OF UNINTERRUPTED CURB BETWEEN PAIRED DRIVEWAYS. NO MORE THAN 50% OF HOM ES SHALL BE SETBACK THE SAME DISTANCE FROM THE FRONT LOT LINE. ATTRACTIVE OUTDOOR LIGHTING FIXTURES REQUIRED. ALL PEDESTRIAN AREAS TO BE SHADED.	10-49 LOTS - MIN 3 ROOF COLORS, MIN. 2 ROOF STYLES, MIN. 2 DIFFERENT ROOF MATERIAL TYPES, MIN. 2 STANDARD FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 50-99 LOTS - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 3 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 100-199 LOTS - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 4 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 200 PLUS LOTS - MIN. 5 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 5 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. FRONT ENTREIS, PORCHES, COURTYARD REQUIREMENTS BELOW	+20 ACRE PROJECTS REQUIRE MIN OF 3 MODELS WITH 3 ELEVATIONS PER MODEL	FLOOR PLANS & ELEVATIONS - MIN 5 HOME FLOOR PLANS EACH W/ 3 DISTINCT ELEVATIONS & 5 DISTINCT HOME COLOR SCHEMES W/IN EACH HOUSING PRICE RANGE OR PRODUCT TYPE. SAME HOME ELEVATION OR COLOR SCHEME ON ADJACENT LOTS OR ACROSS THE STREET ARE PROHIBITED. NO MORE THAN 3 CONSECUTIVE SIMILAR REAR HOME ELEVATIONS FOR HOMES BACKING ONTO ARTERIAL AND COLLECTOR STREETS. FRONT ELEVATIONS EMPHASIZED W/ COVERED FRONT ENTRIES, COVERED FRONT PORCHES, BAY WINDOWS OR OTHER FRONT ELEVATION FEATURE. WINDOWS REQUIRE ARCHITECTURAL EMBELLISHMENTS, SUCH AS POP-OUTS, WINDOW SILLS AND RECESSED WINDOWS.	THE NUMBER OF FLOOR PLANS FOR A PARTICULAR SUBDIVISION (PARCEL) IS NOT PRESCRIBED AND SHOULD BE DEPENDENT UPON THE EXECUTION OF THE OBJECTIVES OF THE DIVERSITY STANDARDS. 1. PROVIDE FOUR SIDED ARCHITECTURE ON ALL PORTIONS OF THE BUILDING VISIBLE FROM AN ARTERIAL STREET, UNLESS PRECLUDED BY A SPECIFIC ARCH. STYLE 3. ALLOW FRONT DOOR OR COURTYARD ENTRY TO BE VISIBLE FROM STREET SO THAT MAIN ENTRANCE IS NOT HIDDEN. 5. PROVIDE ENHANCED REAR ELEVATIONS ALONG ARTERIAL AND COLLECTOR STREETS AND OPEN SPACES, I.E. VARY ROOFLINES AND AVOID UNBROKEN ROOFLINES BY USING PROJECTIONS OR DIFFERENT ROOF FEATURES. 7. PROVIDE DURABLE EXTERIOR MATERIALS & FINISHES (BRICK, MASONRY, STONE, STUCCO FACADES.	ALL PLANS FOR R1-15 DISTRICTS AND SMALLER SHALL SUBMIT 4 SIDE ELEVATION DRAWINGS FOR EACH STANDARD PLAN W/ COLOR BOARDS, MATERIALS AND FINISH SCHEMES PROPOSED FO ROOF, WALLS, AND ANY OTHER ARCHITECTURAL DETAILS. SINGLE STORY HOMES SHALL BE ARCHITECTURALLY TREATED ON ALL ELEVATIONS FACING PUBLIC VIEW. ON 2-STORY HOMES PROVIDE ARCHITECTURAL DETAIL ON FRONT ELEVATIONS AS WELL AS SIDE AND REAR. ALL ENTRYWAYS SHALL BE WELL LIT AND SHALL BE VISIBLE FROM THE STREET.	At least three (3) significantly different architectural styles shall be provided for each floor plan. Elevations shall be structurally different with different roof types facing the street. The entry should be the focal point of the home through the use of roof elements, columns, porticos, recesses or pop-outs, and/or other architectural features. Each front door or entryway shall be clearly visible from the front of the lot. Front doors on the side of the house, whether or not visible from the front of the lot, shall not be allowed. (e) The front door of the home shall be clearly visible from public view (i.e. from the front portion of the lot).		10-49 LOTS - MIN 3 ROOF COLORS, MIN. 2 ROOF STYLES, MIN. 2 DIFFERENT ROOF MATERIAL TYPES, MIN. 2 STANDARD FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 50-99 LOTS - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 3 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 100-199 LOTS - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 4 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN. 200 PLUS LOTS - MIN. 5 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 5 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQD PER FLOOR PLAN.	ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH PROVIDE AT LEAST 3 STANDARD FLOOR PLANS FOR SUBDIVISIONS W/ 50 OR FEWER LOTS AND 6 FOR THOSE W/ GREATER THAN 50 LOTS. "R" PROVIDE EXTERIOR DETAILING ON ALL ELEVATIONS VISIBLE FROM PUBLIC STREETS, SUCH AS STUCCO RECESSES, POP-OUTS, ACCENT MATERIALS OR CORBELS. "R" HOUSES 59 FEET IN WIDTH OR LESS PROVIDE - AT LEAST 3 DISTINCT ELEVATIONS FOR EACH FLOOR PLAN W/IN THE SUBDIVISION, PROVIDE AT LEAST 3 BODY COLORS PER SUBDIVISION WITH 50 OR LESS HOMES AND 6 BODY COLORS FOR SUBDIVISIONS WITH MORE THAN 50 HOMES AND PROVIDE 3 ALTERNATIVE ROOF MATERIALS, SHAPES AND/OR COLORS. "R" HOUSES 59 TO 51 FEET IN WIDTH PROVIDE AT LEAST 3 DISTINCT ELEVATIONS FOR EACH FLOOR PLAN W/IN THE SUBDIVISION, PROVIDE AT LEAST 3 BODY COLORS PER SUBDIVISION WITH 50 OR LESS HOMES AND 6 BODY COLORS FOR SUBDIVISIONS WITH MORE THAN 50 HOMES. "R"	Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. Repetitive use of standard plans shall be avoided. A minimum of four (4) floor plans, three (3) of which must have two (2) distinct elevations, shall be required for all tract home subdivisions.

	A	B	C	D	E	F	G	H	I	J	K	L
	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK
4												
27	GARAGE & DRIVEWAY TREATMENT	FRONT FACE GARAGE CANNOT EXCEED 50% OF WIDTH OF HOUSE. 50% CAN ONLY BE EXCEEDED IF LIVING AREA OR ARCH. FEATURES ARE FORWARD OF GARAGE PLANE. GARAGES TO BE MIN 5' BEHIND PRIMARY WALL FACING THE STREET. GARAGES WITH 3 OR MORE DOORS SHALL HAVE AT LEAST 1 GARAGE FRONT SEPARATED OR OFFSET AT LEAST 2' FROM REMIANING GARAGES. ON 2-STORY HOMES, GARAGE DOOS TO BE RECESSED MIN. OF 3' FROM UPPER STORY OR 6" FROM ADJACENT BUILDING WALL.	<p>a) Garages should be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (i.e. significantly recessed front facing, side-entry, tandem) shall be provided.</p> <p>(b) Regarding forward facing garage plans, the garage portion of the house shall not extend out from the livable portion(s) of the home by more than six (6) feet.</p> <p>If front facing garages project out from the porch or livable areas of the home, the plan shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the City, that extend out from the front of the garage face.</p> <p>(c) Homes with three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two (2) feet farther from the other garage door. The intent is to soften the garage dominance and provide for horizontal articulation. Alternative driveway paving design elements are highly encouraged in production home subdivisions.</p> <p>Driveways for three (or more) car forward-facing garages shall incorporate alternative paving design elements including, but not limited to, stamped concrete, concrete engraving, concrete stains, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.</p> <p>(f) There shall be a minimum distance of 20 feet between the garage door and the sidewalk to accommodate adequate off-street parking. Utilizing "carriage-style" and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes. Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the front street. nO MORE THAN 60% OF HOMES ON A BLOCK FACE SHALL HAVE A GARAGE FORWARD OF LIVABLE OR COVERED PORCH</p>	<p>The maximum width of front-loaded garages, including the garage door and architectural elements on each side of the garage door, shall not exceed 30 percent of the overall building façade width on lots of 10,000 square feet or greater; 40 percent of the façade width on lots of between 6,000 and 10,000 square feet; and 50 percent of the façade width on lots of less than 6,000 square feet.</p> <p>Diversity of Garage Location In all zoning districts except for SF-43, a diversity of garage styles is required. Diversity shall be achieved by providing a variety of the following garage locations:</p> <p>(i) Alley-loaded garage;</p> <p>(ii) Side-loaded garage;</p> <p>(iii) Garage recessed a minimum of four feet behind the front façade of the dwelling portion of the structure;</p> <p>(iv) Garage that protrudes no more than five feet in front of the dwelling portion of the structure, if accompanied by a porch that extends to the same plane or further;</p> <p>(v) Garage that is recessed a minimum of two feet beneath a second-floor bay; and</p> <p>(vi) Garage flush with the dwelling portion of the building.</p> <p>Three-Car Garage Orientation The third bay of any three-car garage, except a side-loaded garage, shall not have the same orientation as the first two or shall be offset by two feet when having the same orientation.</p> <p>c. Side-Loading Garages Side-loaded garages shall provide windows or other architectural details that mimic the features of</p>	<p>GARAGES - ON 65' & WIDER LOTS AT LEAST ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE TO HAVE SIDE ENTRANCE GARAGE. FRONT LOAD GARAGES CANNOT EXTEND MORE THAN 10' FORWARD OF HOME'S LIVABLE AREA OR FRONT PORCH. ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE SHALL HAVE LIVABLE AREA OF HOME FORWARD OF THE GARAGE. FRONT LOSDED GARAGE DOORS SHALL NOT EXCEED 50% OF THE HOUSE WIDTH. WHERE FLOOR PLAN HAS MORE THAN A TWO CAR FRONT ENTRY GARAGE, THE ADOTL GARAGE BAYS TO BE ARCHITECTURALLY DESIGNED TO APPEAR SEPARATE & DISTINCT FROM THE REMAINDER OF THE GARAGE.</p>	<p>2. DE-EMPHASIZE GARAGE FRONTS BY INCORPORATING SIDE ACCESS GARAGES, "IN-LINE" GARAGES, L-SHAPED FLOOR PLANS, ETC. GARAGE FORWARD FACING PLANS SHALL ENCOMPASSA MAX OF 1/3 OF THE STREET FRONT ELEVATION OR NOT EXTEND OUT FROM THE MAIN BODY OF THE HOUSE BY N-MORE THAN 8 FEET OR INCLUDE LOW COURTYARD WALLS THAT EXTEND OUT FROM THE GARAGE FACE OR OTHER DE-EMPHASIZING TECHNIQUES. STRUCTURES LIKE CASITAS AND SIDE LOADED GARAGES MAY EXTEND FURTHER FROM THE MAIN BODY OF THE HOUSE AT A REDUCED BUILDING SETBACK.</p>		<p>v) A minimum of two (2) coach lights should be placed at the front face of the garage or other appropriate location for security.</p> <p>(w) All visible elevations of a side entry garage shall appear as livable area by utilizing windows, wainscot or other design elements compatible with the design of the structure.</p> <p>(x) Garage service doors should be provided as standard features to help break up facades.</p>		<p>DRIVEWAYS FOR 3 CAR GARAGES OR LARGER FORWARD FACING GARAGES SHALL INCORPORATE ATERNATIVE PAVING DESIGN ELEMENTS, SUCH AS ROCK SALT FINISHES, BROOM, FLOAT AND TROWEL FINISHES, STAMPED CONCRETE, CONCRETE COLORED OR STAINS, DRAWED AND GROOVED PATTERNS, AND CONCRETE PAVERS TO SOFTEN THE APPEARANCE. FORWARD FACING ELEVATIONS OF A SIDE GARAGE SHALL APPEAR AS LIVABLE AREA BY UTILIZING WINDOES, WAINSCOT, OF OTHER COMPATIBLE DESIGN ELEMENTS. FRONT-FACING GARAGES SHALL BE OFFSET NO LESS THAN 4 FEET FROM THE PLANE OF A LIVING AREA OR OTHER PRINCIPAL STRUCTURE (PORCHES) AND THE 3RD OR 4TH GARAGE SHALL BE SETBACK A MIN. OF 2 FEET BEHIND THE MAIN GARAGE PLANE. THE INTENET IS TO SOFTEN GARAGE DOMINANCE AND PROVIDE HORIZONTAL ARTICULATION. GROUPED DRIVEWAYS SHALL BE SEPARATED BY NO LESS THAN 12 INCHES. WHEN GROUPED DRIVEWAYS CANNOT BE UTILIZED, CONSIDER THE USE OF ALTERNATIVE GARGAE TYPES SUCH AS, TANDEM, SIDE ENTRY OR REAR LOADED.</p>	<p>THE GOAL OF GARAGE TREATMENT IS TO ENCOURAGE AN IMPROVED STREETScape APPEARANCE WHICH IS NOT DOMINATED BY GARAGE DOORS BY MINIMIZING THE IMPACT OF THE GARAGE. LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT.</p> <p>ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH PROVIDE ELEVATIONS W/ GARAGE DOORS NOT EXCEEDING 50% OF THE HOUSE WIDTH FOR 2-CAR GARAGES AND 55% OF THE HOUSE WIDTH FOR 3 OR MORE CAR GARAGES. "R"</p> <p>ON HOUSES 50 FEET IN WIDTH TO 40 FEET IN WIDTH PROVIDE HOUSE DESIGNS WHERE THE FRONT PLANE OF THE GARAGE PROJECTS NO MORE THAN 10 FEET BEYOND THAT OF THE LIVING AREA, COVERED PORCH, OR ARCHITECTURAL STRUCTURE FOR 75% OF THE LOTS. THOSE LOTS WHERE THE GARAGES PROJECT MORE THAN 10 FEET MUST BE LOCATED ON EITHER CORNER LOTS, NEXT TO OPEN SPACE, OR PAIRED SUCH THAT THE FRONT ENTIRES ARE LOCATED ADJACENT TO A COMMON LOT LINE. (R")</p> <p>ON HOUSES 59 TO 51 FEET IN WIDTH THE GARAGE PROJECTION CRITERIA IS NOT REQUIRED, RATHER IT IS OPTIONAL.</p> <p>ON HOUSE WIDTHS 41 TO 59 FEET FOR 3 CAR GARAGES, SEPARATE STALLS SUCH THAT NO MORE THAN 2 STALLS ARE IN THE SAME VERTICAL PLANE OR ADJACENT TO EACH OTHER (I.E. PROVIDE A 2-FOOT OFFSET W/ ARCH. TRIM FO AT LEAST 1 SALL OR PROVIDE 1 STALL IN A SIDE-ENTRY OR TANDEM CONFIGURATION). "R" NOTE 3 CAR GARAGES ON HOUSE WIDTHS 40 FEET OR LESS ARE NOT ALLOWED.</p>	<p>The front elevation shall feature a pedestrian scaled entry which is clearly visible when standing at the front property line. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted or roof mounted, shall be screened and designed to appear as an integral part of the building.</p>
28												
29	COMMUNITY SAFETY		ALL LOTS <55' WIDTH SHALL HAVE ALL FRONT DOORS VIUSIBLE TO FRONT OR STREETSIDE LOT LINE					YES - CPTED			<p>THE GOAL OF COMMUNITY SAFETY IS TO ENCOURAGE AN ENHANCED SENSE OF SAFETY BY CREATING A VISUAL RELATIONSHIP BTWN THE FRONT OF THE HOUSE AND THE PUBLIC STREET. LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT.</p> <p>ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH PROVIDE FRONT ENTRIES (WHICH MAY INCLUDE SECURITY GATES) THAT ARE VISIBLE FROM THE STREET OR ADJACENT OPEN SPACE FOR A MIN. OF 90% OF THE HOUSES. "R" PROVIDE AN ARCH. FEATURE WHICH CLEARLY DELINEATES THE FRONT ENTRY OF THE HOME SUCH AS A FRONT PROCH, ENTRY PASTIO, COURTYARD OR ARCHWAY. "R"</p>	

[illegible]

	A	B	C	D	E	F	G	H	I	J	K	L
	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK
4								The height, mass, and appearance of residential units should include some variation to provide visual interest to the streetscape. (n) Standard feature stone, brick or other significant accent facade material shall be provided as a standard feature (i.e. not as an option) on at least one (1) elevation for each floor plan available. Use materials, color, and other architectural treatments to create visual unity and an identifiable character. Exterior materials and architectural details should complement each other. (b) Acceptable exterior building materials include brick, masonry, stucco, adobe, stone and wood. However, the use of wood as a predominant material is not encouraged. (c) Use of wood as trim or accent material is encouraged. Wood products should be of sufficient quality and should be substantial in proportion and appearance. (d) Acceptable pitched roof materials include clay tile, slate, or flat concrete tile. (e) Roof materials should exhibit muted earth tone colors. The roof material palette should contain more than one color to achieve a multicolored appearance throughout the subdivision. A wide variety of roof materials throughout the neighborhood is encouraged. (f) Fenced outdoor and downspouts should			HOUSES 50 FEET IN WIDTH OR LESS PROVIDE 1 OF THE FOLLOWING 2 OPTIONS - OFFER AN EXTERIOR OPTION OF ACCENT MATERIALS (BRICK, STONE, MASONRY) -OR- OFFER AN OPTION OF ALTERNATIVE STUCCO TEXTURES (SPANISH LACE, CRISS-CROSS, SANTA FE, ETC.) "R" HOUSES 50 TO 51 FEET IN WIDTH PROVIDE 1 OF THE FOLLOWING 3 OPTIONS - PROVIDE 3 ALTERNATIVE ROOF MATERIALS, SHAPES AND/OR COLORS -OR- OFFER AN EXTERIOR OPTION OF ACCENT MATERIALS (BRICK, STONE, MASONRY) -OR- OFFER AN OPTION OF ALTERNATIVE STUCCO TEXTURES (SPANISH LACE, CRISS-CROSS, SANTA FE, ETC.) "R"	The building materials of a project shall be durable and require low maintenance. The use of T1-11 siding (rough sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be avoided. A minimum of three (3) exterior paint colors per elevation shall be required to further promote visual interest. Roof material shall be durable and low maintenance and shall consist of non-reflective material customarily used for conventional dwellings including, but not limited to, the following: a. fiberglass shingles (estate development type only); b. shake shingles (estate development type only); c. asphalt shingles (estate development type only); d. standing seam; or e. clay or concrete tile. The dwelling shall be covered by an exterior material of a color, material, and appearance that is compatible with those of existing single-family dwellings including, but not limited to, the following: a. residential horizontal aluminum lap siding.
37	VARIATION IN BUILDING MATERIALS		PROVIDE STANDARD FEATURE STONE, BRICK OR ACCENT FAÇADE MATERIAL ON AT LEAST 1 ELEVATION FOR EACH FLOOR PLAN		1. ON AT LEAST ONE ELEVATION PER FLOOR PLAN INCORPORATE A VARIETY OF MATERIALS & FINISHES, SUCH AS BRICK OR STONE VANEERS OR MASONRY.	3. PROVIDE STANDARD FEATURE STONE, BRICK OR ACCENT FAÇADE MATERIAL ON AT LEAST 1 ELEVATION FOR EACH FLOOR PLAN						
38	ADJACENT LOTS VARYING ELEVATIONS		PROHIBIT THE SAME FRONT ELEVATION ON ADJOINING HOMES OR ACROSS THE STREET; NO MORE THAN 3 SINGLE STORY PLANS SHALL BE BUILT IN A ROW, AND NO MORE THAN THREE TWO STORY PLAN SHALL BE BUILT IN A ROW.; ELEVATIONS SHALL INCLUDE COACH LIGHTS. MINIMUM 3 SEPARATE COLORS PER ELEVATION.	No home model elevation, including garage elevation, shall be located adjacent to the same home model elevation or garage elevation.		2. PROHIBIT THE SAME FRONT ELEVATION ON ADJOINING HOMES OR ACROSS THE STREET		The same standard plan and elevation shall not be built next door to, or across the street from one another (i.e. Plan 1 Elevation A shall not be built next door to, or across the street from Plan 1 Elevation A). (p) Homes with the same Plan (i.e. Plan 1 Elevation A, and Plan 1 Elevation B or C) that are proposed to be built next door to, or across the street from one another shall utilize a different paint scheme and roof tile style or color.				yes, required
39	VARIATION IN ARCHITECTURAL STYLE		PROVIDE AT LEAST 3 SIGNIFICANT ARCHITECTURAL STYLE DIFFERENCES. - CAN ADD TO "ELEVATIONS AND Floor plans" element		2. PROVIDE UNIQUE HOME STYLE FOR ALL PARCELS OF A PAD, SUCH AS CRAFTSMAN, PRAIRIE, TERRITORIAL, RANCH, TUDOE, MISSION OR PUEBLO.	1. PROVIDE AT LEAST 3 SIGNIFICANT ARCHITECTURAL STYLE DIFFERENCES.		NO DISTINCT NECESSARY				yes, required
40	ARCHITECTURAL FEATURES (PORCHES, ENTRYWAYS, COURTYARDS, BAY WINDOWS, DISTINCT DOORS)	Orientation of Dwellings to the Street Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, such pedestrian doorway may be located facing any adjacent street.	MIN. 35% OF HOMES ON A BLOCK FACE SHALL HAVE A USEABLE FRONT PORCH, DEFINED COURTYARD OR COMBINATION FRONT/STREETSIDE/SIDE YARD OUTDOOR LIVING SPACE, INCLUDING LOT LINES ABUTTING OPEN SPACE TRACTS OF LAND. FRONT YARD OR COMBINATION FRONT/STREETSIDE/SIDE YARD OUTDOOR LIVING SPACES ARE HIGHLY ENCOURAGED FOR ALL HOMES. FRONT PORCHES AND COVERS SHOULD MATCH THE SCALE AND ARCHITECTURAL DETAIL OF THE HOME. COURTYARD WALLS A MAXIMUM OF THREE FEET (3.5') IN HEIGHT IN THE FRONT YARD (OR SIDE YARDS) ADJACENT TO THE DRIVEWAYS AREAS ARE ENCOURAGED TO CREATE USEABLE GATHERING AREAS. DEEP-SET, POP-OUT OR DISTINCT WINDOWS AND DOORS ALONG WITH OTHER ARCHITECTURAL PROJECTIONS AND RECESSES SHALL BE USED TO PROVIDE INDIVIDUALITY OF UNITS. FRONT PORCH COVERS MAY ENCRORACH UP TO 25% OF THE FRONT YARD OR STREET-SIDE SETBACK AND MAY BE EXCLUDED FROM LOT COVERAGE IF ARCHITECTURALLY ENHANCED.	New development shall be constructed to be generally compatible in appearance with other existing structures on the block that comply with this Development Code. This provision shall be satisfied by constructing the proposed building so that at least three of the following features are substantially similar to the majority of other buildings on the same and facing block: a. Roof material; b. Roof overhang; c. Exterior building material; d. Shape, size, and alignment of windows and doors; e. Front porches or porticos; f. Exterior building color; or g. Location and style of garage/carport.	3. PROVIDE SIGNIFICANT ARCHITECTURAL FEATURE SUCH AS COVERED FRONT ENTRIES, LARGE COVERED FRONT PORCHES, BAY WINDOWS AND/OR DORMERS AS STANDARD FEATURE ON ALL HOMES.	4. PROVIDE DISTINCT ARCH. DETAILS ON ALL ELEVATIONS; COVERED FRONT PORCHES, COVERED FRONT ENTRIES, DOOR & WINDOW DETAILS, ROOF FEATURES, ETC. 6. PROVIDE STANDARD FRONT PORCHES, DEFINED COURTYARDS, OE OTHER DEFINED FRONT YARD OUTDOOR LIVING SACES ON AT LEAST ONE ELEVATION FOR EACH FLOOR PLAN.	EMPHASIZE FRONT ENTRYWAYS. NOT GARAGE DOORS BY VARYING GARAGE DOOR DESIGNS ON EACH ELEVATION, ENCOURAGE THE USE OF SIDE ENTRANCE GARAGES W/ 25% OF FRONT FACING WALL AREAS ARCHITECTURALLY DETAILED. ANGLE THE GARAGE AND PLACE IT FURTHER BACK ON THE LOT, RECESS GRADE DOORS 12 TO 18 INCHES, LIMIT THE AREA OF THE FRONT ELEVATION USED AS A GARAGE TO 40% OF THE FRONT ELEVATION PLANE & RECESS 3RD GARAGE PLANE & PROVIDE ARCH. DETAIL AROUND GARAGE OPENINGS. ENHANCE DRIVEWAYS BY USING COLORED, STAMPED OR TEXTURED PAVING. CONSDIER ATTACHED / DETACHED GARAGES TO REAR OF HOUSE.	Useable front porches are highly encouraged. Front porches should match the scale and architectural detail of the home. Deep-set or pop-out windows and doors along with other architectural projections and recesses shall be used to provide individuality of units. Courtyard walls a maximum of three feet (3') in height in the front yard (or side yards) adjacent to the driveways areas are encouraged to create useable gathering areas.			At least forty percent (40%) of front elevations shall incorporate a porch, courtyard or combination thereof with a minimum area of 120 square feet, a depth of eight (8) feet and a width equal to or greater than the depth. "This requirement does not apply to R1-18 Zoning Districts"	

A	B	C	D	E	F	G	H	I	J	K	L	
COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK	
4												
	GARAGE TREATMENT	see Module 3	see garage variation above		4. REDUCE NUMBER OF STANDARD FRONT LOAD GARAGES, BY PROVIDING AT LEAST ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE W/ GARAGE LOCATED TOWARDS REAR OF HOME AND INCREASE NUMBER OF FLOOR PLANS W/SIDE-LOADED GARAGES.		a) Garages should be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (i.e. significantly recessed front facing, side-entry, tandem) shall be provided. b) Regarding forward facing garage plans, the garage portion of the house shall not extend out from the porch or livable portion(s) of the home by more than six (6) feet. If front facing garages project out from the porch or livable areas of the home, the plan shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the City, that extend out from the front of the garage face. c) Homes with three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two (2) feet farther from the other garage door. The intent is to soften the garage dominance and provide for horizontal articulation. Alternative driveway paving design elements are highly encouraged in production home subdivisions. Driveways for three (or more) car forward-facing garages shall incorporate alternative paving design elements including, but not limited to, stamped concrete, concrete engraving, concrete stains, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces. e) Single-family residential developments shall have a minimum of two enclosed off-street parking spaces per dwelling unit. f) There shall be a minimum distance of 20 feet between the garage door and the sidewalk to accommodate adequate off-street parking. Utilizing "carriage-style" and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes.			ON HOUSE WIDTHS 40 FEET OR LESS PROVIDE 1 OF THE FOLLOWING 3 OPTIONS AND ON HOUSE WIDTHS 41 TO 59 FEET PROVIDE 2 OF THE 3 FOLLOWING OPTIONS- PROVIDE ALTERNATIVE GARAGE LOCATIONS (REAR OR SDE ENTRY, OFF A PRIVATE LANE, ETC) FOR 10% OF THE HOUSES -OR- PROVIDE3 GARAGE DOORS W/ WINDOWS, RAISED OR RECESSED PANELS, ARCH. TRIM, AND/OR SINGLE GARGAE DOORS -OR- PROVIDE AN ARCH. TREATMENT ABOVE THE GARAGE DOOR, SUCH AS WINDOWS OR BALCONIES, TO CREATE VISUAL INTEREST. "R"	Required , The dwelling unit shall have a garage with roofing and siding identical to the primary structure. The Administrator may require an attached garage where such is consistent with the predominant construction of immediately surrounding dwellings. Front loaded garages shall be recessed a minimum of five (5) feet from the front plane of the living area to provide interest and relief from the street. The width of front loaded garages (from outside of return to outside of return) shall not exceed forty percent (40%) of the width of the front façade of the house.Provide a minimum of three (3) distinctly different garage door designs as a standard feature for all homes	
41												
	2-STORY RESTRICTIONS		LIMIT THE AMT. OF 2-STORY HOMES ALONG ARTERIAL AND COLLECTOR STREETS TO NO MORE THAN EVERY fourth LOT, NO 2-STORY LOTS BACKING ONTO EXISITNG state routes		7. LIMIT THE AMT. OF 2-STORY HOMES ALONG ARTERIAL AND COLLECTOR STREETS TO NO MORE THAN EVERY THIRD LOT, NO 2-STORY LOTS BACKING ONTO EXISITNG FREEWAYS.							
42												
	VARYING WINDOW SHAPES & SIZES		PLACE ADDITIONAL EMPHASIS ON WINDOWS BY PROVIDING VARIETY OF WINDOW SHAPES, SIZES & ARRANGEMENTS		6. PLACE ADDITIONAL EMPHASIS ON WINDOWS BY PROVIDING VARIETY OF WINDOW SHAPES, SIZES & ARRANGEMENTS						Provide window detailing that replicates traditional construction methods, such as wood trim and sills or recessed windows, rather than false pop-outs or other artificial applications.	
43												
44	LARGE FAMILY HOME DEVELOPMENT											
	LARGE LOT (12,000# OR GREATER)		no guidelines at this time,m unless otherwise specified		ON LOTS 12,000 SQ FT OR GREATER THERE ARE DIFFERENT DEVELOPMENT STANDARDS.						Not an appropriate to large lots - Not on weather hard surfaced outdoor rear patio area of not less than one hundred and eighty (180) square feet shall be provided for any lot with an area not exceeding 18,000 square feet, conveniently located to the rear entrance of the home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable outdoor living space to supplement the	
45												
46	AUTO COURT, SMALL LOT, AND CLUSTER GUIDELINES											
	MAXIMUM UNITS IN CLUSTER		CLUSTER GUIDELINES WILL BE INCLUDED WITH DRAFT CODE AND	no more than eight units may be attached in a single row or building cluster. 2. The building which is the aggregation of up to eight townhouse units shall be given architectural and visual interest through two or more of the following methods: a. Providing a projection, recess, or						CLUSTER SUBDIVISIONS SHOULD BE LIMITED TO A MAX. OF 6 DWELLING UNITS W/ ONLY ONE POINT OF ACCESS IN EACH CLUSTER. "P"		
47	ARCHITECTURAL FEATURES (PORCHES, ENTRYWAYS, COURTYARDS, BAY WINDOWS, DISTINCT DOORS)			1. Entrances should be prominent and visible from the street and from parking areas. 2. The main entry of each unit shall be emphasized by the use of at least two of the following: a. A porch or landing; b. Double doors;c. A roofed structure such as a portico or awning; or d. The inclusion of side-lights (glazed openings to the side of the								
48	PUBLIC OR PRIVATE STREETS										CLUSTER SUBDIVISIONS MAY USE PUBLIC OR PRIVATE ACCESSWAYS TO PROVIDE ACCESS TO EACH CLUSTER. PRIVATE ACCESSWAYS SHALL MEET CITY STANDARDS AND BE MAINTAINED BY A HOA. "E"	
49												

	A	B	C	D	E	F	G	H	I	J	K	L
4	COMPARISON ITEM	CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA	PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION	BUCKEYE	CASA GRANDE	CHANDLER	GILBERT	GOODYEAR	MESA	PEORIA	PHOENIX	QUEEN CREEK
50	SHARED DRIVEWAYS		CONSISTANT WITH PEER COMMUNITY BEST PRACTICES								CLUSTER SUBDIVISIONS MAY USE SHARED DRIVEWAYS TO PROVIDE ACCESS TO EACH UNIT IN THE CLUSTER. SHARED DRIVEWAYS SHALL HAVE A MIN. WIDTH OF 24 FEET AT THE	
51	SHARED DRIVEWAY LENGTH										SHARED DRIVEWAYS WITH INDIVIDUAL CLUSTERS SHOULD BE A MAX. OF 150 FEET IN LENGTH, MEASURED FROM CURB LINE AT THE INTERSECTION W/ THE PUBLIC STREET OR PRIVATE ACCESSWAY TO TERMINATION OF	
52	PARKING SPACES										A MIN. OF 3 PARKING SPACES PER EACH UNIT IS THE CLUSTER IS REQD., W/ AT LEAST ONE SPACE PER UNIT BEING NON- EXCLUSIVE & LOCATED W/IN 150 FEET OF EACH DWELLING UNIT DRIVEWAY IN THE	
53	DWELLING UNIT DRIVEWAY										CLUSTER SHOULD BE DESIGNED SUCH THAT EACH DRIVER BACKING A MID-SIZE	
54	DRAINAGE										SURFACE WATER DRAINAGE SHOULD NOT BE ALLOWED TO PASS FROM ONE CLUSTER TO ANOTHER OVER THE SHARED DRIVEWAY OF ANOTHER CLUSTER. SURFACE WATER DRAINAGE	
55	EXTERIOR DETAILING										PROVIDE EXTERIOR DETAILING ON ELEVATIONS VISIBLE FROM INTERNAL PUBLIC STREETS OR PRIVATE	
56	MISC										THAT TWO RESIDENTS OWNERS LOCATIONS IN EACH CLUSTER ARE TO BE CLEARLY ILLUSTRATED ON THE SITE PLAN. FOR STREET LIGHTING ON PUBLIC	